



## Crabtree Lane

Harpenden, AL5 5TA

Stunningly presented detached family home, arranged over 3 floors with ample parking and garage. Ideally located adjacent to Harpenden Common and offering easy access to excellent schools, the station and High Street.

**Guide price £1,550,000**

# Crabtree Lane

Harpenden, AL5 5TA



- Council Tax Band G
- Presented beautifully throughout
- Located adjacent to Harpenden Common
- Great for access to schools, High Street & station
- Almost 2000 Sq Ft
- 4 bedrooms, 3 bathrooms
- 3 reception rooms
- Garage & parking

## Entrance Hall

## Cloakroom

## Study

7'6" x 7'3" (2.30 x 2.21)

## Living Room

16'7" x 11'10" (5.08 x 3.61)

## Kitchen/Dining/Family Room

24'5" x 15'0" (7.45 x 4.58)

## Utility Room

19'5" x 7'9" (5.92 x 2.38)

## Heated Garage/Gym

19'5" x 7'9" (5.92 x 2.38)

## Bedroom One

13'6" x 11'11" (4.13 x 3.65)

## En-suite Shower Room

## Bedroom Two

13'8" x 11'10" (4.18 x 3.63)

## Bedroom Three

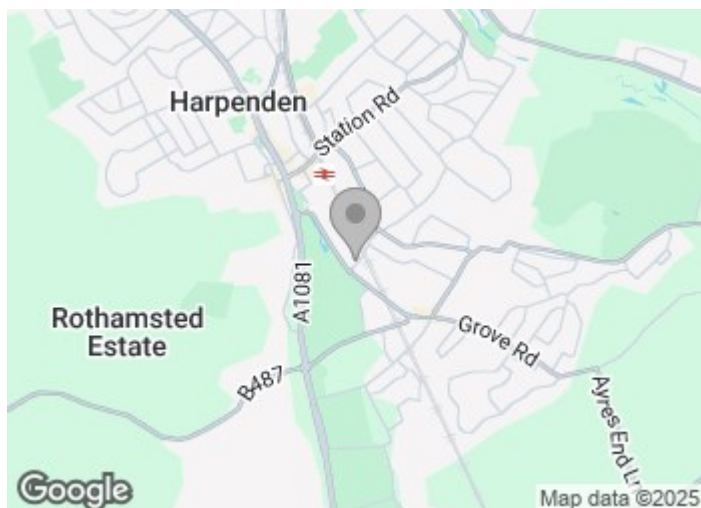
12'2" x 7'8" (3.71 x 2.34)

## Bathroom

## Bedroom Four

16'0" x 13'2" (4.89 x 4.03)

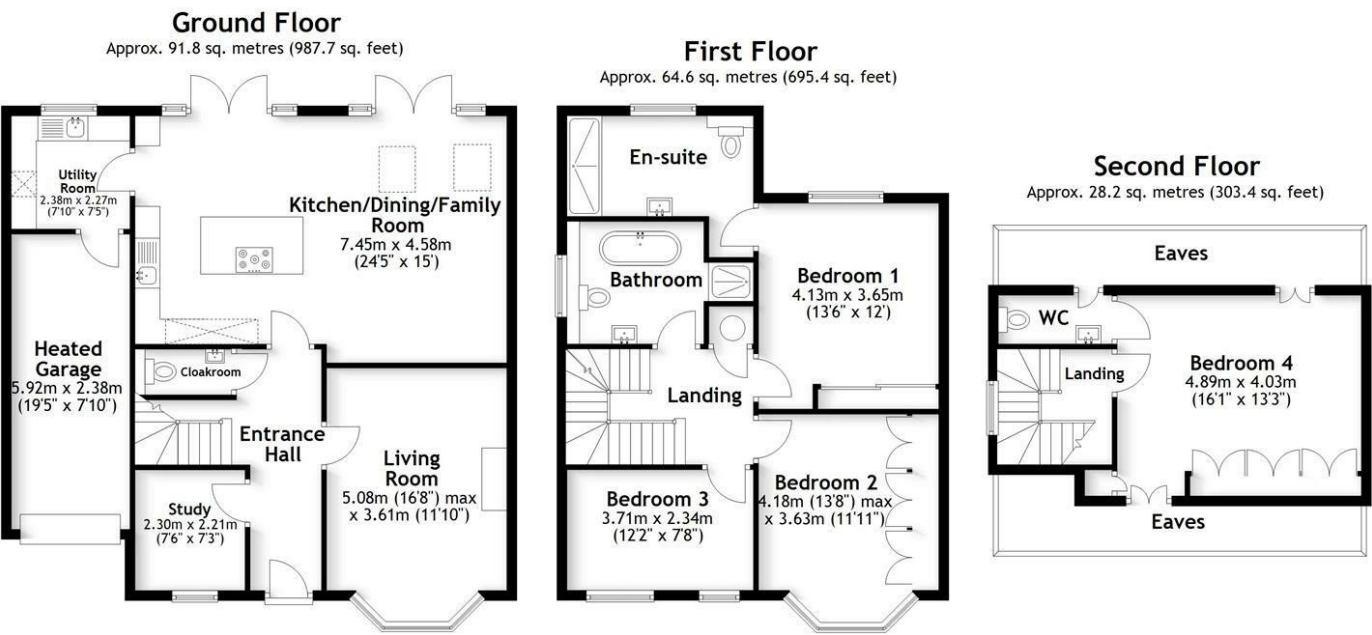
## W.C







Floor Plan



Total area: approx. 184.6 sq. metres (1986.5 sq. feet)  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

